

**ADDITIONAL DEDICATORY INSTRUMENT**

**for**

**CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS           §  
  §  
COUNTY OF GALVESTON       §

BEFORE ME, the undersigned authority, on this day personally appeared Margaret R. Maddox who, being by me first duly sworn, states on oath the following:

My name is Margaret R. Maddox I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney/Agent for CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

**ARCHITECTURAL GUIDELINES**

**for**

**CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC.  
A TEXAS NON-PROFIT CORPORATION**

DATED this 22<sup>nd</sup> day of September, 2017.

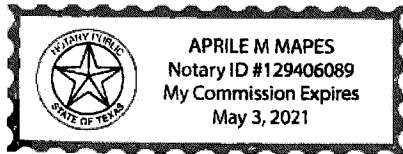
**CLEAR CREEK MEADOWS  
COMMUNITY ASSOCIATION, INC.**

BY: Margaret R. Maddox

Margaret R. Maddox, Attorney/Agent  
(Printed Name)

THE STATE OF TEXAS           §  
  §  
COUNTY OF GALVESTON       §

THIS INSTRUMENT was **acknowledged** before me on this the 22<sup>nd</sup> day of September, 2017 by the said Margaret R. Maddox, Attorney/Agent for CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Aprile Mapes  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After Recording Return To:  
Daughtry & Jordan, P.C.  
17044 El Camino Real  
Houston, Texas 77058  
ATTN: MRM

**CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION,  
INC.**

**ARCHITECTURAL GUIDELINES**

**September 2017**

**THESE GUIDELINES ARE SUBJECT TO REVISION BY AMENDMENT  
AT THE DISCRETION AND BY RESOLUTION OF THE  
ARCHITECTURAL CONTROL COMMITTEE**

**PRINTED: September 2017**

## Table of Contents

<b>I</b>	<b>AUTHORITY</b> .....	<b>3</b>
<b>II</b>	<b>GLOSSARY OF TERMS</b> .....	<b>3</b>
<b>III</b>	<b>REQUEST FOR ARCHITECTURAL CONTROL COMMITTEE REVIEW OF A PROPOSED IMPROVEMENT TO PROPERTY (ARCHITECTURAL CONTROL COMMITTEE FORM)</b> , .....	<b>4</b>
<b>IV</b>	<b>ARCHITECTURAL CONTROL COMMITTEE OPERATING PROCEDURES</b> .....	<b>5</b>
<b>V</b>	<b>GUIDELINES</b> .....	<b>7</b>
1	GENERAL INFORMATION .....	7
2	STRUCTURES .....	7
2.1	<i>Outbuildings</i> .....	8
2.2	<i>Room additions</i> .....	8
2.3	<i>Swimming Pools/Pool Enclosures</i> .....	8
2.4	<i>Patio covers</i> .....	9
2.5	<i>Decks</i> .....	10
2.6	<i>Gazebos</i> .....	10
3	IMPROVEMENTS .....	11
3.1	<i>Exterior painting</i> .....	11
3.2	<i>Roofing</i> .....	12
3.3	<i>Siding</i> .....	12
3.4	<i>Wooden Fencing</i> .....	12
3.5	<i>Storm Windows/Screens/Doors</i> .....	13
3.6	<i>Garages and Garage Doors:</i> .....	13
3.7	<i>Window Shades/Awnings</i> .....	13
3.8	<i>Driveway and Sidewalks</i> .....	14
3.9	<i>Driveway Extensions/Sidewalks</i> .....	14
3.10	<i>Decorative Driveway Gates</i> .....	14
3.11	<i>Air Vents and Wind Turbines</i> .....	14
3.12	<i>Outdoor Carpeting</i> .....	14
4	SECONDARY CHANGES .....	14
4.1	<i>Swing Sets/Play Structures</i> .....	15
4.2	<i>Basketball Goals</i> .....	15
4.3	<i>Exterior Lighting</i> .....	15
4.4	<i>Benches</i> .....	15
4.5	<i>Decorative Appurtenances</i> .....	16
4.6	<i>Flags and Flag Poles</i> .....	16
4.7	<i>Bird Houses</i> .....	16
4.8	<i>Satellite Dishes</i> .....	16
4.9	<i>Signs</i> .....	17
5	LANDSCAPING.....	17
5.1	<i>Trees Provided by Builder</i> .....	17
5.2	<i>Other Landscaping</i> .....	17
5.3	<i>Maintenance</i> .....	17
<b>VI</b>	<b>APPENDIX</b> .....	<b>19</b>

# **ARCHITECTURAL CONTROL COMMITTEE REVIEW GUIDELINES**

## **Introduction**

This document is provided as a supplement to the Declaration of Covenants, Conditions, Restrictions and Easements document (“DCCR”) for the Clear Creek Meadows Community Association, Inc. (“CLEAR CREEK MEADOWS”).

As stated in Article IV of the DCCR, the Architectural Control Committee (“ACC”) has the power and duty to review and approve requests for the construction of structures and improvements to properties located within the jurisdiction of CLEAR CREEK MEADOWS. The purpose of this review is to ensure the “conformity and harmony of exterior design” of the proposed structure or improvement with the existing structures in the community.

## **I Authority**

The ACC is a three (3) member committee created pursuant to Section 4.1 of the DCCR’s for CLEAR CREEK MEADOWS. The ACC is empowered under the DCCR’s to review and accept or deny, as it determines is appropriate, improvements proposed to property annexed into the CLEAR CREEK MEADOWS.

These Architectural Guidelines are promulgated by the ACC under the authority given it in the Texas Property Code and the DCCRs. These Guidelines are issued by the ACC to offer insight to the property owner as to the process by which an improvement or alteration to property may be proposed and submitted to the ACC for review and to highlight what is expected by the ACC relative to the most commonly occurring improvements and alterations. The ACC may, from time to time, by resolution of the majority of the ACC Members, revise these Guidelines, as it deems necessary within its authority.

This document is intended only to provide Guidelines as mentioned above, and is not intended to, and shall not be construed to create any right not already created under the DCCR. This document does not amend or modify the DCCR. Any conflict between anything contained in this document and any provision of the DCCR shall be controlled by the DCCR to the extent of the conflict.

## **II Glossary of Terms**

All capitalized terms contained in this document shall have the same meaning as ascribed to them in the DCCR. Additional terms, defined solely for convenience of reference within this document, are as follows.

**ACC:** The Clear Creek Meadows Community Association, Inc. Architectural Control Committee.

**Board:** The Clear Creek Meadows Community Association, Inc. Board of Directors.

**ACC Members:** Those persons appointed by the Board of Directors to be members of the Architectural Control Committee.

**DCCR:** Declaration of Covenants, Conditions, Restrictions and Easements.

**Governing Documents:** The combination of the Articles of Incorporation, the By-Laws and the Declaration of Covenants, Conditions, Restrictions and Easements.

**Improvement to Property:** As referenced in Sections 3.5 and 4.2 of the DCCR's, Improvement to Property shall mean any improvement, change, alteration, or addition to any property within the Community Association Area.

**Management Company:** The Clear Creek Meadows Community Association, Inc.

**Owner:** As defined in Section 1.3 of the DCCR's, "Owner" shall mean and refer to the Person, including Declarant, or if more than one, all Persons collectively, who hold fee simple title of record to a Privately Owned Site, including sellers under executor contracts of sale and excluding buyers thereunder.

**Request For ACC Review:** A formal, written, signed, request from an Owner for permission to make specific Improvements to Property on his/her lot or to existing structures on the lot. See CLEAR CREEK MEADOWS ACC form in Appendix b.

**CLEAR CREEK MEADOWS:** The Clear Creek Meadows Community Association, Inc., a Texas non-profit organization.

### **III Request For Architectural Control Committee Review of a Proposed Improvement to Property(Architectural Control Committee Form).**

A homeowner desiring to make any change, modification, or addition to his or her yard, driveway, patio or exterior of the home or garage, other than the changing out of flowering annual plants, i.e. seasonal color, must file a written Request for ACC Review of the change, modification, or addition with the CLEAR CREEK MEADOWS ACC. The ACC Form with which to request such a review can be found in Appendix b.

Requests, plans, and specifications for Improvements to Property are to be delivered to the ACC in advance of any commencement of construction or purchase of materials. The ACC is not obligated to consider any Request for ACC Review after the work is commenced or completed, and reserves the right not to approve any such request. No special consideration will be given in those instances when post-construction acceptance is requested of the ACC by an owner.

Plans and specifications should include:

1. The nature of the change or addition
2. Specifications
3. Kind
4. Shape
5. Measurements
6. Materials
7. Color
8. Location on the property and in relation to existing structures
9. Harmony of design
10. Location in relation to topography
11. Location of utility easements
12. Timing of completion
13. Signature of owner(s)
14. Additional information as requested by the Committee.

#### **IV Architectural Control Committee Operating Procedures**

1. **General:** A property Owner submits a formal Request for ACC Review to the ACC:
  - a) A Request for ACC Review must be made on the form as provided in Appendix b. Additional forms may be obtained from the CLEAR CREEK MEADOWS web site, [ccmhoa.org](http://ccmhoa.org).
  - b) It is essential that all Requests for ACC Review (ACC Forms) be filled out completely. An ACC Form that is not complete will be denied and returned for more information.
  - c) Applications for Improvements to Property must include details of color, height, size, materials used, location on a scale plot plan and a picture or drawing of structures.
  - d) Additional information may be requested if not provided with the original request and could delay the approval process.
2. **Responses:** All Requests for ACC Review, or ACC Forms, will be date-stamped by the ACC upon receipt. The owner must sign all ACC Forms. ACC Forms must be answered by the ACC within thirty (30) days after receipt of a completed application.
3. **Formal Review:** All items will be reviewed by the ACC. A review consists of the following:
  - a) A reading and understanding of the ACC Form by at least a majority of the members of the ACC. If there are questions, the request will be denied and the ACC Form will be returned to the Owner requesting further information from the Owner prior to a subsequent review.

- b) An evaluation of the ACC Form will be based on:
  1. Its compliance with, or violation of, the DCCR's.
  2. The most current criteria for evaluating unusual or unique requests.
  3. Input, if any, from other Owners available at the time of review or solicited by the ACC.
  4. Guidelines established by the ACC, as may be revised or amended from time to time.
  5. Judgment of the ACC.
4. **Informal Review:** If the cost or effort to submit a formal Request for ACC Review that complies with the DCCR's is excessive, the Owner may submit a less formal, and less detailed, request to the ACC for a non-binding evaluation. The request must be in writing and a written reply will be sent. Such an evaluation is only for the guidance and convenience of the Owner and will NOT be considered as permission to proceed with construction until formal request is submitted and formal approval given.
5. **Findings:** A summary of the findings and the reason(s) for the decision will be forwarded to the Owner.
6. **Notification:** The ACC will notify the Owner of ~~the~~ its findings.
  - a) Whether the request is accepted or denied, the Owner will be notified in writing.
  - b) If the recommendation is a conditional approval or denial, the letter will include the ACC's reason(s) for such findings.
  - c) The ACC reserves the right to request additional information at any time after its receipt of any formal Request for ACC Review. Should the ACC request additional information or deem the formal Request for ACC Review to be incomplete, the application will be denied and returned for more information. Re-submittal by the Owner will be considered a new Request for ACC Review to be responded to as stated in Section IV.2. above.
  - d) The ACC shall have full and complete authority to approve any Improvement to Property on any Lot, and its judgment shall be final and conclusive per Section 4.2 of the DCCR. If a Request for ACC Review is denied, the requester has the right to appeal the decision of the ACC within 30 days of the committee meeting at which the request was denied. This may be done by submitting a request for appeal in writing to the ACC. The appeal will be considered at the next ACC meeting after the appeal is received. An appeal received more than 30 days after the committee meeting at which it was denied will not be considered. If a Request for ACC Review has been denied and the requester wishes to change some of the request specification in order to have it approved, a new Request for ACC Review should be submitted.



## **V Guidelines**

The following are Guidelines adopted by the ACC to specify its standards, requirements, and rationale used in evaluating a Request for ACC Review. These Guidelines will be amended from time to time as the circumstances, or conditions dictate. Each Request for ACC Review is considered on its own merit, and the ACC may grant a variance from these Guidelines and/or from certain provisions of the DCCR.

It should also be noted that ACC approval is required prior to the installation or construction of the structures or Improvements to Property. If an Improvement to Property is made without ACC approval, the Board has the legal right to enforce its removal.

Because the Guidelines may change from time to time, the homeowner is urged to contact the ACC prior to making any Improvements to Property to prevent following obsolete Guidelines.

### **1 General Information**

Throughout this document, no distinction will be made between “permanent” and “temporary” structures. Unless otherwise specified, they will be considered the same.

- 1.1. All structures, concrete and/or paint which are not the original color of the house, roofing color different than existing roofing, or changes visible from streets and common areas in the neighborhood must have an ACC Form on file that was acted upon and accepted by the ACC.
- 1.2. Structures and trees shall not be installed in easements.
- 1.3. Backyard structures, e.g. play structures and spa coverings, should be located where visibility is limited from the front yard/roadway, from neighbor's homes/yards.
- 1.4. Wooden structures, other than play structures, are to be painted to match the house if constructed of treated pine, fir or similar type of wood. Structures of cedar or redwood do not require painting.
- 1.5. All structures must be maintained in a state of good repair.
- 1.6. In some instances, the ACC may require plants or trees to be installed to screen the view of the Improvement to Property.

### **2 Structures**

This section addresses a variety of constructions that are permanent in nature, and represent potentially significant impact to the look of the neighborhood. For this reason, all structures require approval of the ACC prior to their installation. In addition, most will also require other documentation such as building permits, or letters of Consent to Encroach upon easement etc. Copies of these documents must also be included with the request to the ACC.

## 2.1 Outbuildings

Provided the express written consent of the ACC is secured prior to installation and placement on a Lot, one (1) lawn storage building and/or one (1) children's playhouse, each limited in maximum height to ten feet (10') from ground to highest point of structure, may be placed on Lot. Otherwise, no building or structure of any kind shall ever be moved onto any Lot. It is intended hereby that, unless otherwise specifically approved pursuant to Article IV of DCCR's hereof, only new construction shall be placed and erected on any Lot within the Property.

## 2.2 Room additions

Room additions will be reviewed on an individual basis. Detailed plans must be submitted to the ACC. Size and shape will depend on the architectural style and layout of the home and garage, size of lot, and how well the room addition integrates with existing home. Addition of a storage area to the dwelling unit or living space will not qualify as a bona fide room addition and will not be permitted. However, provided that space within the buildable area of the lot is available and the garage is positioned to facilitate expansion, a storage room may be added to the garage if the slab expansion, walls and roof pitch match that of the original construction. Plans for room addition must show a room of reasonable size to constitute a legitimate request for a room addition.

### *Location*

- a. Room additions may not encroach into any utility easement or over any building line.

### *Materials*

- b. Exterior materials must match those of the main residence.

### *Construction*

- c. Roof of the addition must integrate with the existing roofline and conform to the existing roof pitch, so as to appear to have been part of the original home. Room additions shall not exceed one-third of the remaining back yard.

### *Finish*

- d. Colors should match/blend with the predominant exterior colors of the main residence. Exterior materials must match existing structure.

## 2.3 Swimming Pools/Pool Enclosures

### *Location*

- a. Pools must be located in the backyard and view obscured by fences. Ideally, any pool or spa should be located at least five feet (5') from a side and rear lot line to maintain proper drainage on the lot (including decking, if any).
- b. Swimming pools/pool enclosures may not encroach into any utility easement.

### *Materials*

- c. Decks may be constructed of concrete, brick pavers, Trex, composite deck material, or natural woods such as cedar, fir, or redwood, as well as treated pine.

### *Construction*

- d. As per ACC approved request.
- e. Slides that are over five feet (5') in height are unlikely to receive ACC approval.
- f. Slides shall not be closer to the property lines than eight (8') feet, or the width of the rear/side easement or building line.

- g. The construction of all swimming pools must be in compliance with the National Electrical Code and include the installation of a ground fault circuit interrupter.
- h. The construction of all swimming pools shall comply with the current Standard Swimming Pool Codes unless otherwise specified herein.

*Finish*

- i. Finish of the pool and associated deck should be compatible with the house color scheme.

*Other*

- j. Pool contractor will be required to submit a written statement describing the location of the intended ingress and egress to the subject property and the location of the intended site for the disposal of excavated materials. The ACC will not permit access across private property without the permission of the owner. Common area access is not permitted. In no cases will the ACC approve of the dumping of excavated materials within the master planned community of Clear Creek Meadows.
- k. Landscaping in public view, which is damaged during construction of the pool, must be replaced upon completion of the pool. The property owner will be responsible for the repair or replacement of damaged sidewalks, curbing, and/or driveways upon completion of the pool.
- l. Pool water must be properly maintained such that it does not provide a breeding environment for insects or become a nuisance to neighbors.
- m. Pool equipment such as filters, pumps, LPG tanks, etc., must be screened from view of the street.
- n. Above ground pools, other than approved hot tubs, are prohibited.
- o. Pool enclosures are permitted pending acceptance by the ACC. Height should not exceed ten feet (10').
- p. No building materials or contractor's equipment shall be left on the street overnight.
- q. The City of League City has adopted a code for fencing around pools. The owner must familiarize himself or herself with the code and comply with same.

## **2.4 Patio covers**

*Location*

- a. Patio covers may not encroach into any utility easement or over any building line.
- b. Patio covers must be situated on the lot to provide drainage solely into the owner's lot. If a proposed patio cover is less than six feet (6') away from a side lot line, the ACC will require that it be guttered with downspouts if it is to be a solid cover.

*Materials*

- c. Patio covers must be constructed of materials which complement the main structure, including: Painted aluminum or wood (to match the trim of the house), Natural wood such as cedar, fir, redwood, or treated pine.
- d. Fiberglass is also acceptable as long as earth tone colors such as tan, brown, beige or clear are used, and the fiberglass panels are encased in wood trim. No green or yellow is allowed.
- e. If canvas is used as a roofing material on a patio cover, it must be an earth tone color, or Hunter green, and the structure must be located where it is not visible from the street. Also the canvas must be kept in quality condition or its removal will be requested by the CLEAR CREEK MEADOWS ACC.

- f. If the cover has a pitched roof line, the roof must integrate into the existing roof line, the pitch of the new roofing must match the existing roofing and the new shingles must match the existing shingles in color, style and quality. The patio cover and posts should be trimmed out to match the house. Supports must be painted wooden or metal columns, or consist of brick that matches the home. No exposed pipe is allowed.
- g. All patio cover material i.e. fiberglass, corrugated aluminum, metal, wood, lattice, must be completely framed in so that no raw edges of material are visible.

*Finish*

- h. Unfinished aluminum will not receive ACC approval. All metal surfaces must be painted, but certain structures using fiberglass roofing and wood frame may be allowed to go unpainted.
- i. At no time, however, shall a shingled roof be allowed with an unpainted frame. Frame will have to be painted to match the trim of the house whether treated or untreated wood is used.

*Other*

- j. Time for completion will not exceed thirty (30) days unless a request for an extension has been applied for and granted by the ACC.

## **2.5 Decks**

*Location*

- a. Decks may not encroach into any utility easement or over any building line.
- b. Decks should not be situated on the lot so as to pose a problem to the effective drainage of the lot or neighboring lot.

*Materials*

- c. Decks may be constructed from natural woods such as cedar, CCA treated timber, composite deck material, concrete or brick.

*Construction*

- d. Decks shall not be higher than 42”.

*Finish*

- e. If painted, the color should be compatible with the house color scheme, or natural wood color.

*Other*

- f. None.

## **2.6 Gazebos**

*Location*

- a. Must be placed in the back yard.
- b. Must be at least six feet (6') away from the house and eight feet (8') away from any fence line.
- c. May not encroach into any utility easement or over any building line.
- d. May not be situated on the lot so that they may pose a problem to the effective drainage of the lot or neighboring lot.

*Materials*

- e. Gazebos may be constructed from natural woods such as cedar, CCA treated timber, or redwood.

*Construction*

- f. As per approved ACC request.

*Finish*

- g. If painted, the color should be compatible with the house color scheme, or natural wood color.
- h. If the gazebo will have shingles, the shingles must match the existing shingles on the home in color, style and quality.

*Other*

- i. Will be reviewed and accepted/denied on an individual basis. Size and shape will depend on architectural style, layout of home, and size of lot.
- j. Construction of a gazebo shall be completed within thirty (30) days of commencement unless an extension is requested by the owner and granted by the ACC.

### **3 Improvements**

As with the Structures section, this section addresses a variety of constructions that are permanent in nature. While they are generally less intrusive to the look of the community, they still represent potentially significant impact to the look of the neighborhood, as well as a significant investment on the part of the homeowner. For this reason, all Improvements to Property require approval of the ACC prior to their installation. If other documentation is required such as building permits, or letters of Consent to Encroach upon easement etc., copies must also be included with the request to the ACC.

#### **3.1 Exterior painting**

- a. ACC approval is required to change the color of a home. Earth tone colors were most often used when homes were constructed, and in general, an earth tone color should receive ACC approval. The color of neighboring homes will be taken into consideration along with the applicant's house brick features.
- b. Houses near the home to be painted will be evaluated to ensure all the homes in an area are in harmony with each other.
- c. Bright colors such as shocking pink, vivid blue, orange, etc. are not allowed.
- d. The main color of the house (and/or brick color) and the trim color must be submitted at the same time for approval. (FOR EXAMPLE: If a homeowner wants to change the trim color, they must submit the main house color as well and/or the existing brick color.)
- e. If repainting, prior approval is not required when the color is materially the same as the original color.
- f. Once the painting of the house is started, the work must be completed within thirty (30) days unless an extension is applied for by the owner and accepted by the ACC. All exterior surfaces of houses and storage sheds shall be in good repair.
- g. No bare wood or metal is to remain unpainted chipped, mismatched, or peeling paint should be corrected and repainted. Any wood or metal or physical damage to brick, siding, or roofing shall be repaired. Eaves, soffits, fascia, and any metal trim or flashing shall be properly maintained and/or painted.

- h. Loose or buckled garage doors or door panels shall be repaired or replaced and painted to match the color of the house or trim.
- i. Gutters must be kept in good repair and not allowed to sag or hang loose. Gutters should be cleaned out regularly.
- j. All exterior surfaces shall be kept free of mold, mildew, or green algae accumulation.
- k. All storage sheds must be maintained to the same standards as the home.

### **3.2 Roofing**

- a. ACC approval is required for change in color or style of roofing. Roofing changes must be approved in advance.
- b. No peeling, curling, or missing shingles are allowed on roofs, if repairs are made to an existing roof, they must be made with shingles of like color, texture, and tab.
- c. No wooden shingles are allowed.
- d. Style and color of roofing must be compatible with home and neighboring homes per Texas Property Code Section 202.011.
- e. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the ACC.
- f. Composition shingle must have a stated warranty of at least 25 years. Shingles should have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows.
- g. Blue, green, red and white colors are not allowed.
- h. Roof overlays are not allowed. Prior to roofing, all existing materials must be removed down to clean decking. Any damaged or deteriorated decking must be replaced.
- i. Ridge vents are encouraged to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
- j. All roof protrusions, such as vents and roof jacks must be painted to match the shingles.

### **3.3 Siding**

- a. Existing siding may be replaced with Hardi – Plank. ACC approval is required in advance.
- b. Color must be compatible with home and submitted along with Hardi – Plank approval.

### **3.4 Wooden Fencing**

- a. Fences and Fence extensions will be reviewed on an individual basis.

#### *Location*

- b. Fences shall not extend beyond the front building line, and may be subject to further set back from the street as the ACC may determine.

#### *Materials*

- c. Replacement or repairs of fence must be made with similar materials and construction details as used in original fence.

### *Construction*

- d. No fence shall exceed six (6) feet in height.
- e. Wood fences shall be constructed with all pickets on the outside so that no posts or rails are visible from a street.
- f. Painting or staining of fences is not allowed unless prior approval is obtained from the ACC.
- g. There shall be no chain link or wire fences
- h. Pickets, rails, or bars that are broken, warped, bent, sagging, mildewed, infested with termites or which have otherwise deteriorated must be repaired or replaced. All fences, which are stained or painted, shall be properly maintained to prevent cracking, chipping, fading or mildewing.
- i. No fence shall be constructed or allowed to exist upon any lot, which shall interfere with the vision of the operators of motor vehicles.
- j. Fence repairs or alterations must be approved by the ACC. All plans for new or replaced gates must indicate the location, dimensions and material of the gate.

### *Other*

- k. None

### **3.5 Storm Windows/Screens/Doors**

- a. Storm windows, screens and doors may be approved, providing the frames of these are of a color compatible with the exterior house colors. A picture or brochure showing the style of the door and color of screens will be required for submittal with an ACC form.
- b. Screen doors will not be considered on the front of the home.
- c. Storm doors without screen panels will be considered on the front of the home.
- d. Storm doors with screen panels will be considered on the back door. Screens shall be kept in good repair and shall be completely on or off windows. Materials and screening removed from doors and windows are to be stored out of public view.
- e. Boards or tape used to protect windows during storms are to be removed in less than 30 days after the danger has passed.
- f. Materials used to replace broken window glass are considered temporary, and the glass must be replaced in less than 14 working days.
- g. Temporary paper, tin foil, and bedding on windows are not permitted.

### **3.6 Garages and Garage Doors:**

- a. All replacements or alterations to garage doors need ACC approval. Dented, rotted, sagging panels and broken windows must be repaired or replaced. Garage doors must be matching in design, construction and color.
- b. Any alteration to a garage requires ACC approval.
- c. Metal carports are not permitted.

### **3.7 Window Shades/Awnings**

- a. ACC approval required.

### **3.8 Driveway and Sidewalks**

- a. Painting of driveways and sidewalks is prohibited.
- b. Any new driveway or additions to existing driveways must be constructed to take into consideration the drainage of the lot to the street. In the event drainage will be inhibited or changed by the addition of the new or expanded driveway, additional drainage will be required which may include French drains or area drains.

### **3.9 Driveway Extensions/Sidewalks**

- a. Driveway extensions and sidewalks require ACC approval.

### **3.10 Decorative Driveway Gates**

- a. Decorative steel or aluminum gates across the driveway are permitted subject to prior ACC review of a complete submittal package. As a general rule the gate must be set back three feet (3') from the corner of the house and be painted flat or semi-flat black.
- b. Wrought iron fences or other metal fences of similar material and appearance approved by the ACC and gates must be painted black or a color that is harmonious with the main residence. Rust and/or corrosion must be removed immediately.

### **3.11 Air Vents and Wind Turbines**

- a. Air vents and wind turbines must be mounted in the rear portion of the roof so they are not visible from the front or above the roofline.
- b. Air vents and wind turbines must either be a color that will blend with the shingle color, or painted to match the shingle color. Unfinished aluminum or galvanized steel is not permitted.
- c. The exterior of the air vents or wind turbines cannot be covered or wrapped at any time i.e. covered during the winter season to reduce the inflow cold air into the attic. Internal devices for such use, placed in the attic, are available.

### **3.12 Outdoor Carpeting**

- a. Outdoor Carpeting may be permitted in the back yard only.
- b. Can only be installed on porch area - no walkways etc.
- c. Earth tone colors are acceptable.
- d. Visibility from the street will be considered.

## **4 Secondary Changes**

There are many requests to the ACC that concern items that are routinely approved. The purpose of this section is to identify those items and to describe installations that are acceptable to the ACC. These items will be designated "Secondary Changes. An ACC Form still must be submitted for approval by the ACC.



The following items are categorized as secondary changes.

#### **4.1 Swing Sets/Play Structures**

*Principles: maintain aesthetics, safety, and privacy (both view and noise). The scale of the structure must be compatible with the scale of the back yard.*

- a. Play structures may be permitted in the back yard only.
- b. Swing sets/Play structures will not exceed a maximum height of 10'.
- c. Must be located in the back yard, and will consider neighbor's privacy. No play structure may be placed nearer than eight feet (8') the side or rear property lines.
- d. If the play structure has a platform, then the platform can be no higher than three feet (3') off the ground to protect neighbors' privacy.
- e. Tarps used as canopies on the structure cannot be brightly colored. Acceptable colors include earth tones or a color that matches the roof of the home.
- f. Swing Sets/Play Structures must be maintained at all times.

#### **4.2 Basketball Goals**

- a. Basketball goals must be mounted on garage, on a pole on the side of the driveway, or be portable. If mounted on the side of the driveway, must be at least thirty feet (30') from the street. Location must consider minimizing the impact to neighbors' homes and vehicles.
- b. Backboard must be regulation size or smaller.
- c. Poles must be painted black or the color of the home.
- d. The basketball goal, backboard, net and mounting structure must be maintained at all times.
- e. Portable Basketball goals are permitted. Portable goals must be kept upright in a fixed location as if a permanent goal and must be in compliance with above section a-d.

#### **4.3 Exterior Lighting**

- a. Exterior lighting shall be residential in nature.
- b. Additional exterior lighting should not be of a wattage or lumen count that will affect neighboring homes.
- c. Directional lights or floodlights must be aimed so as not to shine in windows of neighboring homes.
- d. Low voltage landscaping lighting is acceptable provided they complement the style and architecture of the home and conform to the color scheme of the immediate neighborhood.
- e. Yard lights may be gas or electric, single lamp only, and a maximum height 6.' Color should be black, brown or white to compliment the house/garage brick/trim colors.

#### **4.4 Benches**

- a. Decorative benches must be made of wood or metal or a combination of both and compliment the style and architecture of the home and conform to the color scheme of the immediate neighborhood.
- b. Size is limited to 6' long, 3' wide and 3 foot high.

#### **4.5 Decorative Appurtenances**

- a. Decorative appurtenances, such as rocks, a simple birdbath, fountain, or decorative fencing (e.g. split rail) are acceptable provided they complement the style and architecture of the home and conform to the color scheme of the immediate neighborhood.
- b. Shall not exceed two (2) in number in the front or side yard.
- c. Must be of natural (earth tone) materials and colors.
- d. May not exceed three feet (3') in height without ACC approval.

#### **4.6 Flags and Flag Poles**

- a. Decorative flags, banners and windsocks are acceptable provided they meet the following criteria.
- b. Attached to the home or garage.
- c. Must not be controversial in nature.
- d. Must remain in a state of good repair.
- e. Flagpoles are regulated by Texas Property Code Section 202.011. The United States Flag, the Texas Flag and the flag of any branch of the Armed Forces may be flown.
- f. Owners must comply with the requirements set forth in Texas Property Code Section 202.011(b) in regard to the flying of such flags.
- g. Texas Property Code Section 202.011(b) also governs, the size, number and location of flagpoles. Owners may have one flagpole per property that is not more than 20 feet in height.
- h. The ACC stipulate that only the current United States of America, State of Texas, official flag of any branch of United States armed forces and POW/MIA flag made be displayed.
- i. Any historical version of flags must be approved by the ACC before being flown.

#### **4.7 Bird Houses**

- a. A birdhouse will be acceptable if it conforms to the principles of maintaining aesthetics, safety, and privacy of both view and noise.
- b. Must be placed in the back yard only.
- c. Must be positioned so as not to create a nuisance to neighboring properties.
- d. Must be maintained at all times.
- e. Colors must conform to the color scheme of the immediate neighborhood.

#### **4.8 Satellite Dishes**

- a. Except as may otherwise be required by Federal law:
- b. Dishes must be 48" or smaller in diameter.
- c. Placement is preferred below the fence line, or behind the roofline so as to not be visible from the street or common areas.
- d. Wiring/cable must be secured to the home and painted to match the trim of the home.
- e. Placement of antennas in the attic is preferred.

#### **4.9 Signs**

- a. No sign, poster, billboard, advertising device or display of any kind shall be erected or maintained anywhere within the community Association Area so as to be evident to public view except for political signs, signs that may be approved in writing by the ACC, or a sign advertising a Privately Owned Site for sale or for lease which may be placed on such Privately Owned Site. Political campaign signs are allowed based upon the Guidelines in Appendix 3 entitled "Political Sign Guidelines for Clear Creek Meadows Community Association and Nearby Common Areas."

### **5 Landscaping**

DCCR Section 3.15 discusses Lot Maintenance. Chapter 204, Section 204.010 of the Texas Property Code authorizes Associations acting through their Boards of Directors to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision, which includes lot maintenance. Such rules are necessary to help maintain the attractiveness of the subdivision and thereby support property values of the subdivision.

The Board of Directors encourages the planting and maintenance of a variety of landscaping elements around the home. Landscaping contributes to the beauty of our neighborhood, and promotes the value and desirability of our community. In keeping with this sentiment, landscaping improvements between the sidewalk and the house do not generally require ACC approval. However, there are some exceptions to this guideline, and there are some restrictions as to the location and size of some landscaping elements which are identified herein.

#### **5.1 Trees Provided by Builder**

- a. All tree removal must first be approved by the City of League City using the Tree Disposition Permit Application. The approval form needs to be submitted to the ACC.
- b. Trees must be maintained. Homeowners will be responsible for removal and replacement of tree(s). Dead trees must be replaced with healthy trees of a stature and quality similar to that of the original planting when it was healthy.
- c. The homeowner must get ACC approval prior to removing any tree taller than 15 feet high. Stump grinding at least 6 inches below grade is required for all trees that are removed from any residential property located in CLEAR CREEK MEADOWS.

#### **5.2 Other Landscaping**

- a. Front yard gardening of fruits and/or vegetables is not permitted.
- b. Artificial plants in the front yard are not permitted except in pots on the front porch.
- c. Removal of 25% or more of the green space in the front yard needs ACC approval.

#### **5.3 Maintenance**

- a. The homeowner is responsible for maintaining his or her yard. This includes regular mowing, fertilizing, removal of weeds, trimming of shrubs and trees and pest control. Grass and weeds shall not exceed six inches in height.

- b. Lawns shall be edged so that grass runners do not extend over the curb and sidewalks trees and shrubbery must be trimmed so as not to obstruct sidewalks or roadway sight lines.
- c. All landscaping should be well maintained.

**VI Appendix**

- a. Resolution Regarding Architectural Guidelines for Clear Creek Meadows Community Association, Inc.
- b. Architectural Request Form
- c. Political Sign Guidelines for Clear Creek Meadows Community Association and Nearby Common Areas

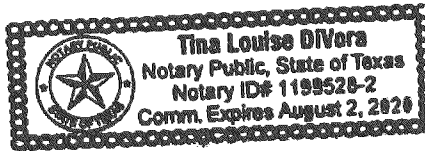
Adopted this 21 day of September, 2017.

**CLEAR CREEK MEADOWS  
COMMUNITY ASSOCIATION, INC.**

State of Texas §  
County of Harris §

Frank Provinziano  
Secretary

THIS INSTRUMENT was acknowledged before me on this the 22 day of September, 2017, by the said Frank Provinziano, Secretary of **CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC.**, a Texas non-profit organization, on behalf of said corporation.



[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**a. Resolution regarding architectural guidelines for Clear Creek Meadows Community Association, Inc.**

WHEREAS, Chapter 204, Section 204.010 of the Texas Property Code authorizes associations acting through their boards of directors to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision; and,

WHEREAS, such rules are necessary to help maintain the attractiveness of the subdivision and thereby support property values of the subdivision;

WHEREAS, Article V, ARCHITECTURAL APPROVAL, Section 4.2 of the Declaration of Covenants, Conditions, Restrictions and Easements for the Association provides;

“The ARCHITECTURAL CONTROL COMMITTEE shall issue guidelines or rules relating to the procedures, materials to be submitted and additional factors which will be taken into consideration in connection with the approval of any proposed Improvement to Property.”

WHEREAS, the ARCHITECTURAL CONTROL COMMITTEE of Clear Creek Meadows Community Association, Inc., a Texas Corporation, (the “Association”) has reviewed and issued the above Architectural Guidelines;

WHEREAS, the ARCHITECTURAL CONTROL COMMITTEE of the Association may, from time to time, review and revise these Architectural Guidelines as it deems necessary within its authority;

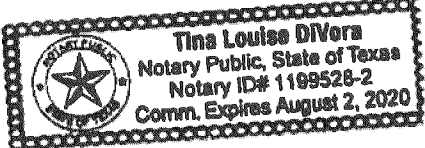
NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors of Clear Creek Meadows Community Association, Inc. does hereby approve and adopt these Architectural Guidelines on the 21 day of September, 2017.  
Adopted this 21 day of September, 2017.

**CLEAR CREEK MEADOWS  
COMMUNITY ASSOCIATION, INC.**

State of Texas  
County of Harris

*Frank Provinziano*  
Secretary

THIS INSTRUMENT was acknowledged before me on this the 22 day of September 2017, by the said Frank Provinziano Secretary of CLEAR CREEK MEADOWS COMMUNITY ASSOCIATION, INC., a Texas non-profit organization, on behalf of said corporation.



*[Signature]*  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

## VIIIb. ARCHITECTURAL REQUEST FORM

### ARCHITECTURAL REQUEST FORM

Request must be submitted at least 15 days prior to beginning construction or improvement.

**Email Form TO: [ccmhoa@ccmhoa.org](mailto:ccmhoa@ccmhoa.org)**

If you do not have Email Then

MAIL FORM TO:

**Clear Creek Meadows Community Association, Inc  
P.O. Box 1707**

**League City Texas 77574**

**Web: <http://ccmhoa.org/>**

Owners Name: \_\_\_\_\_ Street

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email

Address: \_\_\_\_\_

***The inclusion of an e-mail address authorizes the Architectural Control Committee to use electronic mail for official responses to this request.***

The Declaration of Covenants, Conditions and Restrictions (the "Deed Restrictions") for the **Clear Creek Meadows Community Association**, specifies that all improvements as defined in the Deed Restrictions must be approved in writing by the Architectural Control Committee before the improvement begins. To assist in your compliance with this restriction, complete this form and submit it with your plans and specifications for the proposed improvement.

The plans and specifications will not be considered complete without the following items:

- A plot plan or survey showing the location and dimensions of all existing and proposed improvements.
- The structural design, exterior elevations, exterior materials, colors, textures and shapes of all improvements described.
- Estimated time frame for completion of project
- Attach additional Sheets if necessary

Check Type of Project:

Fence       Ext. Painting       Ext. Remodeling       Landscaping       Deck  
 Roof  
 Driveway Extension       Storage Shed       Swimming Pool       Other

DESCRIPTION OF IMPROVEMENT (Attach additional sheets as needed):

**HOMEOWNER'S SIGNATURE:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**CONSTRUCTION START/COMPLETION DATE:** \_\_\_\_\_

**ACC File Number:** \_\_\_\_\_ **Date Received:** \_\_\_\_\_

Complete Information Received: \_\_\_\_\_ Yes \_\_\_\_\_ No

If No, Additional Information Required: \_\_\_\_\_

Date Notified Homeowner need additional information: \_\_\_\_\_

Date Received Complete Information: \_\_\_\_\_

Date Approved \_\_\_\_\_ Approved with Revisions \_\_\_\_\_ Denied \_\_\_\_\_

Revisions Required:

Reasons for Denial:

Notification to homeowner forwarded on: \_\_\_\_\_ by  
\_\_\_\_\_

**APPEAL PROCESS**

The ACC shall have full and complete authority to approve any improvement on any Lot, and its judgment shall be final and conclusive per Section 4.2 of the Deed Restrictions.

If a request is denied, the requester has the right to appeal the decision of the Architectural Control Committee within 30 days of the committee meeting at which the request was denied. This may be done by submitting a request for appeal in writing to the Architectural Control Committee.

The appeal will be considered at the next Architectural Control Committee meeting after the appeal is received. An appeal received more than 30 days after the committee meeting at which it was denied will not be considered. If a request has been denied and the requester wishes to change some of the request specification in order to have it approved, a new request should be submitted.



### **c. Political Sign Guidelines**

#### **POLITICAL SIGN GUIDELINES AND RULES FOR POLITICAL CAMPAIGNING AT CLEAR CREEK MEADOWS**

In order to stimulate and encourage resident participation in the political process, the following Political Sign Guidelines and campaign rules were formulated and approved by the Community Association Board of Directors in accordance with Texas Property Code Section 202.009:

1. Candidates running for all levels of political office may campaign door to door or distribute literature only if they are residents of Clear Creek Meadows or accompanied by a resident.
2. Door to door campaigning and/or distribution of political material will not be permitted earlier than two (2) weeks prior to early voting.
3. Only one political sign may be displayed.
4. All political signs must be ground-mounted and may be no larger than 5' x 5'.
5. Political signs may be displayed no sooner than 90 days prior to the applicable election date.
6. All political signs must be removed no later than 10 days after the election date.
7. No signs that are offensive to an ordinary person will be permitted or tolerated as determined by the ACC and/or Board of Directors.
8. No displaying of political signs in the common area of the Clear Creek Meadows subdivision will be permitted.

**FILED AND RECORDED**

Instrument Number: *2017059753*

Recording Fee: 122.00

Number Of Pages: 26

Filing and Recording Date: 10/04/2017 8:36AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



*Dwight D. Sullivan*

**Dwight D. Sullivan**, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*